

081.0

0003

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

656,900 /

656,900

USE VALUE:

656,900 /

656,900

ASSESSED:

656,900 /

656,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORNEBISE MARK & SAMANTHA
Owner 2:	
Owner 3:	

Street 1: 15 RONALD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WHITE JOHN R -

Owner 2: WHITE JACQUELINE P -

Street 1: 15 RONALD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,800 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1915, having primarily Vinyl Exterior and 1006 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	5									415,801						415,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										50401
GIS Ref										
GIS Ref										
Insp Date										08/21/18



USER DEFINED

Prior Id # 1:	50401
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:20:23
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
081.0-0003-0021.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,000	0	5,800.	415,800	626,800	626,800	Year End Roll	12/18/2019
2019	101	FV	203,200	0	5,800.	421,700	624,900	624,900	Year End Roll	1/3/2019
2018	101	FV	192,400	0	5,800.	314,800	507,200	507,200	Year End Roll	12/20/2017
2017	101	FV	192,400	0	5,800.	285,100	477,500	477,500	Year End Roll	1/3/2017
2016	101	FV	192,400	0	5,800.	273,200	465,600	465,600	Year End	1/4/2016
2015	101	FV	168,400	0	5,800.	231,700	400,100	400,100	Year End Roll	12/11/2014
2014	101	FV	168,400	0	5,800.	219,800	388,200	388,200	Year End Roll	12/16/2013
2013	101	FV	168,400	0	5,800.	209,100	377,500	377,500		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
WHITE JOHN R,	56857-228		5/13/2011		385,000	No	No				
	11245-488		11/2/1966			No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2019	516	Inter Fi	98,000	O				
4/9/2019	474	Heat App	20,000	C				
9/22/2015	1399	Porch	24,245		9/22/2015			Deck stairs pavers

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Meas/Inspect	BS	Barbara S
6/26/2012	Measured	BR	B Rossignol
4/1/2009	Measured	197	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

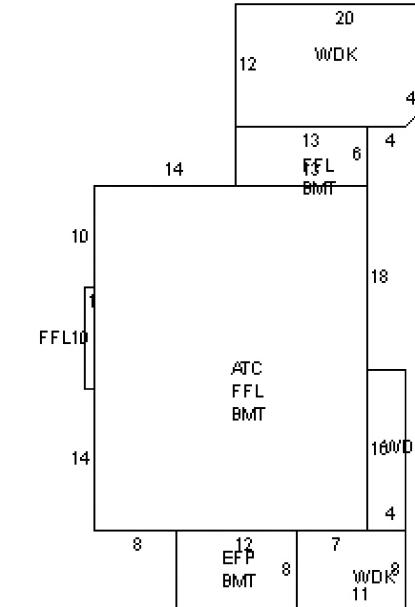
Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION		
Type:	2	- Bungalow
Sty Ht:	1A	- 1 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickOrStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

ATH FEATURES	
Bath	1
Bath:	Rating:
Bath:	1
Bath:	Very Good
QBth	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1915	Eff
Alt LUC:		
Jurisdict:		
Const Mod:		
Lump Sum Adi:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	GD - Good	18.
Prim Int Wall:	2 - Plaster	Functional:		
Sec Int Wall:		Economic:		
Partition:	T - Typical	Special:		
Prim Floors:	3 - Hardwood	Override:		
Sec Floors:		Total:		18.6

DEPRECIATION

REMODELING		RES BREAKDOWN			
		No Unit	RMS	BRS	FL
Exterior:		1	6	2	
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals					
		1	6	2	

ALC SUMMARY

Basic \$ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	122.703
Other Features:	84354
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296165
Depreciation:	55087
preciated Total:	241078

COMPARABLE SALES

Parcel ID	Typ	Date	Sale Price
/Av\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:		Before Depr:	122.70
Special Features:	0	Val/Su Net:	83.05
Final Total:	241100	Val/Su SzAd	181.65

SUB AREA

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:

del:

Serial #:

PARCEL ID 081.0-0003-0021.0

More: N	Total Yard Items:	Total Special Features:	Total:
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More: N

Total Yard Items:

Total Special Features:

Total: